

THE HONORABLE THOMAS S. ZILLY

IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF WASHINGTON

HUNTERS CAPITAL, LLC, a Washington
limited liability company, HUNTERS
PROPERTY HOLDINGS, LLC, a
Washington limited liability company,
GREENUS BUILDING, INC., a
Washington corporation. SRJ
ENTERPRISES, d/b/a CAR TENDER, a
Washington corporation, THE RICHMARK
COMPANY d/b/a RICHMARK LABEL, a
Washington company, ONYX
HOMEOWNERS ASSOCIATION, a
Washington registered homeowners
association, MATTHEW PLOSZAJ, an
individual, WADE BILLER, an individual,
MADRONA REAL ESTATE SERVICES
LLC, a Washington limited liability
company, MADRONA REAL ESTATE
INVESTORS IV LLC, a Washington
limited liability company, MADRONA
REAL ESTATE INVESTORS VI LLC, a
Washington limited liability company, 12TH
AND PIKE ASSOCIATES LLC, a
Washington limited liability company,
REDSIDE PARTNERS LLC, a Washington
limited liability company, OLIVE ST
APARTMENTS LLC, a Washington limited
liability corporation, BERGMAN'S LOCK

Case No. 2:20-cv-00983-TSZ

DECLARATION MIKE OAKSMITH
IN SUPPORT OF PLAINTIFFS'
RESPONSE IN SUPPORT OF CITY OF
SEATTLE'S MOTION TO SEAL

Noted: February 25, 2022

DECLARATION OF MIKE OAKSMITH
IN SUPPORT OF PLAINTIFFS' RESPONSE
IN SUPPORT OF CITY OF SEATTLE'S
MOTION TO SEAL
(Case No. 2:20-cv-00983-TSZ) - 1

LAW OFFICES
CALFO EAKES LLP
1301 SECOND AVENUE, SUITE 2800
SEATTLE, WASHINGTON 98101
TEL, (206) 407-2200 FAX, (206) 407-2278

1 AND KEY SERVICES LLC, a Washington
2 limited liability company, on behalf of
3 themselves and others similarly situated,
4 SHUFFLE LLC d/b/a CURE COCKTAIL, a
Washington limited liability company, and
SWAY AND CAKE LLC, a Washington
limited liability company,

5 Plaintiffs,

6 vs.

7 CITY OF SEATTLE,
8

9 I, Mike Oaksmith, declare as follows:

10 1. I am over eighteen years of age and am competent to testify herein. I make the
11 following statements based on my personal knowledge.

12 2. I am a principal and President of Development of Hunters Capital, LLC. I have
13 over 20 years in construction and real estate development and management. I am also involved in
14 the management of Hunters Property Holdings LLC and Greenus Building, Inc. (collectively, these
15 entities above are referred to herein as the "Hunters Capital Entities").

16 3. I understand that the City has filed some materials containing the Hunters Capital
17 Entities' confidential information under seal or with redactions, including a damages analysis and
18 correspondence with tenants concerning rent reductions.

19 4. The Hunters Capital Entities keep the terms of their leases confidential and
20 disclosure of items such as the rent rate, the duration of the leases, the term dates, and the amount
21 of revenues that the Madrona entities earn would cause competitive harm if they were publicly
22 disclosed. The summary of the Hunters Capital Entities damages analysis contains confidential
23 lease information.

24 5. Disclosure of this information would also harm our third-party tenants as it would
25 reveal some of their business expenses.

DECLARATION OF MIKE OAKSMITH
IN SUPPORT OF PLAINTIFFS' RESPONSE
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1 6. Disclosure of this information would negatively affect the Hunters Capital Entities'
2 ability to obtain new tenants in the future, as prospective tenants would be able to use this
3 information to negotiate lease terms with the Hunters Capital Entities.

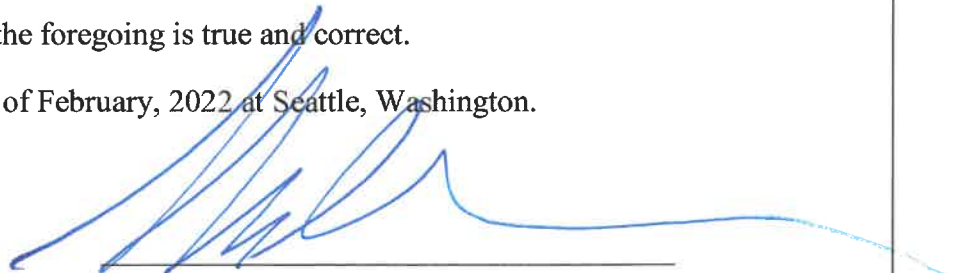
4 7. Moreover, the Hunters Capital Entities also keeps their negotiations with tenants
5 for rent reductions confidential, as well as any agreements relating to rent reductions, and
6 disclosure could impact the Hunters Capital Entities' ability to negotiate rent reductions with their
7 tenants in the future.

8 8. In addition, the Hunters Capital Entities keep their monthly and yearly revenue
9 figures confidential, and disclosure of such figures would cause competitive harm as it would
10 reveal the financial condition of the businesses. Most privately held businesses that are not
11 required to report this information do not willingly disclose this type of information.

12 9. It is my opinion that the disclosure of such confidential information would cause
13 competitive harm.

14 I declare under the penalty of perjury under the laws of the United States of America and
15 the State of Washington that the foregoing is true and correct.

16 DATED this 22nd day of February, 2022 at Seattle, Washington.

17
18 

19 Mike Oaksmith